

A Guide to Understanding Manufactured Home and Land Combination Procedures

WHAT IS A MANUFACTURED HOME COMBINATION?

A Manufactured Home Combination is joining a manufactured home and associated land to produce a single real property tax notice or to obtain a single mortgage for both the manufactured home and land.

This can be done one of two ways:

- Retirement of the Manufactured Home Title
- Assessor Office Manufactured Home Combination Procedure.

RETIREMENT OF MANUFACTURED HOME TITLE

In June 2003, provisions were made by the legislature for the Retirement of Manufactured Home Titles. The Code of Laws of South Carolina, 1976, was amended by adding Article 4 to Chapter 19, Title 56 so as to provide a uniform procedure to Retire the Title Certificate to certain manufactured homes affixed to real property and to provide for the creation of a procedure by which a manufactured home affixed to real property may be subject to a mortgage on the real property to which the manufactured home is affixed. The document must be prepared and recorded with the Clerk of Court before the combination of the land and manufactured home can be recorded in the Assessor's Office. A copy is automatically provided to the Assessor's Office once it is recorded in the Clerk of Court Office. The completed process and approval may result in a change of the appraisal or the property tax amount.

<http://www.scstatehouse.net/code/t56c019.doc>

It is the responsibility of the manufactured homeowner to notify the Assessor's Office because oftentimes these forms are not filed with the Clerk of Court.

The forms for Manufactured Home Titling is found on the SCDMV web site at scdmv.com - select Vehicle Licenses then select Manufactured Home Titling or this link:

http://www.scdmvonline.com/DMVNew/default.aspx?n=manufactured_home_titling